

VIRTUAL COMMUNITY MEETING REPORT

Petitioner: Verde Homes
Petition #: 2020-005
Project: 1102 Parkwood

Zoom Presentation: **June 2, 2020**

Virtual Presentation will be online: **June 2 thru June 15, 2020**

Access to Presentation via computer: <https://urbandesignpartners.com/rezoning/rezoning-petition-2020-005/>

The Virtual Community Meeting was available to neighboring residents, Homeowner Association members and any individuals who visited the above referenced website.

Purpose: Presenting the Zoning Petition #2020-005 to any neighboring residents, Belmont Community Association members or community members who were in the site mailer radius or who spoke to the Petitioner or Petitioner's representatives.

This Virtual Community Meeting Report is being filed with the Office of the City Clerk and Charlotte Planning Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

Minutes: Urban Design Partners (UDP) conducted a Zoom community meeting on June 2nd and created a webpage to compliment the video call all community members to access the presentation of the proposed rezoning petition after the fact. Individuals that received the notices were given the option to RSVP and request a hard copy of the presentation or specify they would be in attendance for the Zoom meeting. Recipients were also encouraged to ask any question they had regarding the petition in the time before or after the Zoom presentation.

The Zoom call presentation made it possible to interact and ask question live and the webpage allowed individuals to comment or ask questions directly on the web page containing the presentation. These questions or comments could then be responded to by the Petitioner's representatives. The web page had a pop-up requesting visitors provide their name/address/email/phone number, but opting out of this request was allowable. The presentation walked through the current zoning districts and explained why the Petitioner is requesting to rezone the parcels.

Number of Notices Sent	102
Returned Notices	8
Hardcopy Request/ RSVP	1
Webpage Pageviews (Google Analytics)	24
Number of Zoom Call Attendees	27

The chart above is to provide data about those who viewed the presentation. The Pageviews from Google Analytics show the number of views during the timeframe of June 2 – June 15.

Attendee Information Request Form Results:

Chantelle

Morales

chantelle@villaheightscommunity.com

2105 Yarkin Avenue

June 9, 2020 2:53 pm

Questions/Comments by Neighbors from Zoom Call:

1. **Question:** Will there be restrictions or guidelines for the retail?
A: Yes, the development will not allow any auto-orientated businesses or drive-thrus.
2. **Question:** What pedestrian walkways and connections will be provided?
A: Pedestrian improvements will be made to the site along Parkwood Avenue and Allen Street allowing for the 8 foot sidewalk and 8 foot planting strip.
3. **Question:** What is the construction schedule for this development?
A: Construction is currently estimated to begin in Spring 2021.
4. **Question:** Will the commercial portion be limited to retail or is office allowed?
A: B-1 uses will be allowed except those listed as restricted.
5. **Question:** How many affordable units will be provided?
A: Three (3) at 80% AMI.
6. **Question:** Is the development environmentally sustainable?
A: [Ron] Residential and commercial buildings will be Energy Star certified.
7. **Question:** Will the trees on Allen Street remain?
A: We will be trying to keep any existing trees we can.
8. **Question:** Can retail restrictions include no loud music?
B: Possibly, we will look into it.
9. **Question:** Will the only egress be on Allen Street?
A: This will be the only vehicular egress.
10. **Question:** What type of lighting will be placed along the perimeter?
A: Full cut-off lighting will be included along Parkwood Avenue and Allen Street providing safety but not spillover to adjacent properties.
11. **Question:** Is it possible to shift retail building and put amenity at the corner?
A: Possibly, we will further investigate this.
12. **Question:** Will elevations be included in the rezoning submission?
A: Possibly, but planning discourages against this.

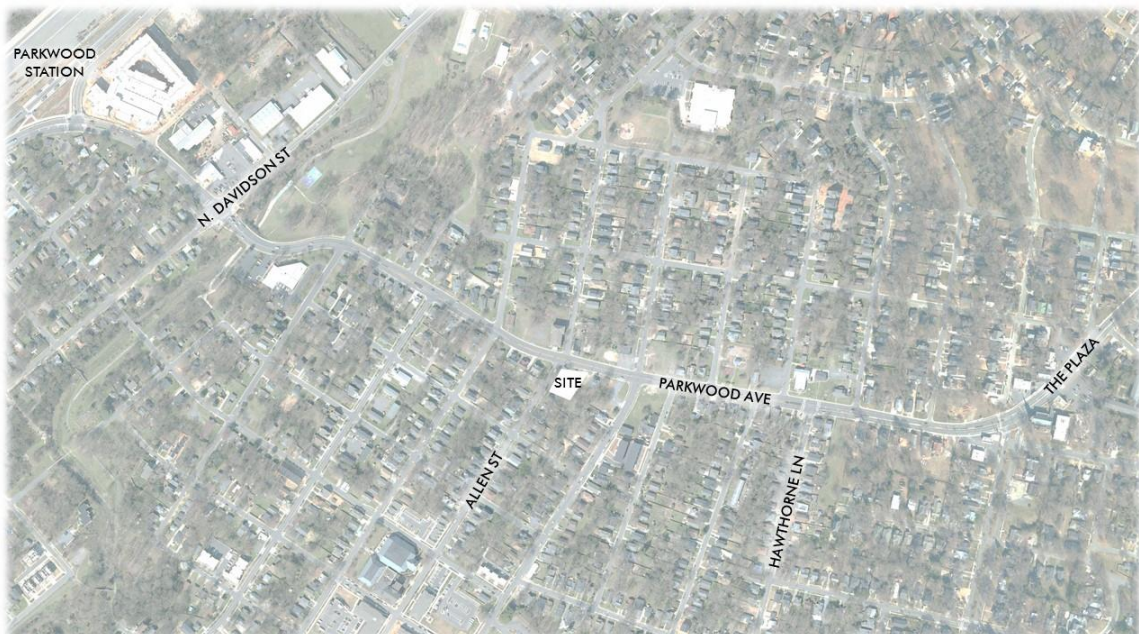
13. **Question:** Have you talked to adjacent neighbors?

A: Communication with adjacent neighbors has been limited to the mailers and the petition virtual community meeting. This is partially due to social distancing which discourages us from knocking on doors.

14. **Question:** Will there be a pedestrian crossing across Parkwood Avenue?

A: It's not seen on the proposed Parkwood Avenue improvement plans at Allen Street, but we believe this is programmed at Pegram Street one (1) block away.

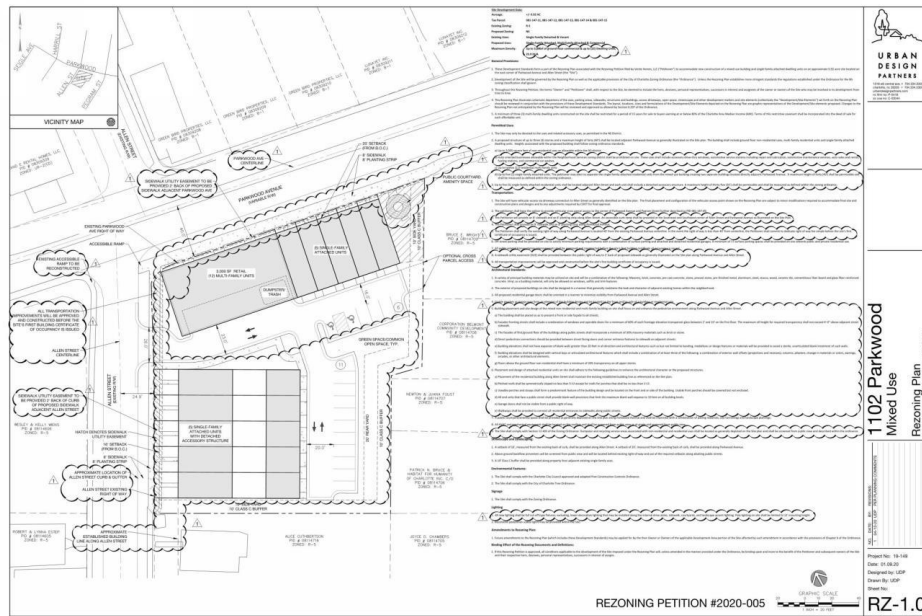
Copy of presentation attached for your use.





LAND USE PROPOSED

- Single Family ≤ 5 DUA
- Multi-Family ≤ 17 DUA
- Multi-Family ≤ 22 DUA
- Residential ≤ 12 DUA
- Institutional
- Multi-Family/Office/Retail



1102 Parkwood
Mixed Use
Rezoning Plan

Project No. 19-104
Date: 01/2020
Designed by: LDP
Drawn by: LDP
Sheet No.

RZ-1.0



1102 PARKWOOD MIXED USE
CHARLOTTE, NC
06-01-2020



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1102 PARKWOOD MIXED USE
CHARLOTTE, NC
06-01-2020





RE-ZONING TIMELINE

- | | |
|---|---|
| • Application/1 st submittal Deadline: | April 27, 2020 |
| • 1 st full review complete: | June 1, 2020 |
| • Petitioner Community meeting held by date: | June 10, 2020 |
| • 2 nd site plan submittal Deadline: | June 15, 2020 |
| • 2 nd full review complete: | June 29, 2020 |
| • Public Hearing: | July 20, 2020 OR September 21, 2020 (Determined by need of 3 rd submittal) |
| • City council decision: | September 21, 2020 OR October 19, 2020 (Determined by Public hearing date) |

FEEDBACK

- 10-day open comment period
- See website address below to make comments
 - <https://urbandesignpartners.com/rezoning/rezoning-petition-2020-005/>